

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - December 9, 1970

Appeal No. 10614 Simpson Land Co., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of January 19, 1971.

ORDERED:

That the appeal for permission to establish a institute of higher learning or in alternative change a nonconforming use from a chancery to same at 1701 New Hampshire Avenue, N.W., lot 21, square 154, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in a R-5-C District.
2. The property is improved with a three story with basement brick building which was formerly used as a chancery under Certificate of Occupancy B59931.
3. The appellant proposes to establish an institute of higher learning.
4. The appellant alleged that the proposed institution will be the ANTIOCH/PUTNEY GRADUATE SCHOOL OF EDUCATION. The institution will have approximately 25 students, 5 teachers and an Administrative Staff of Seven persons. The Building will have two class rooms, six administrative offices, a counselor's office and a library. The building will be used five days a week. NO STRUCTURAL ALTERCATIONS will be made to the building. The appellant also alleged that no students or faculty live at the school and that the school is mainly a field center of the main campus in Ohio.
5. The appellant further alleged that the last use of the premises was as a chancery for the Republic of Botswana.
6. The appellant amended this appeal to in a variance from the parking requirements of the Zoning Regulations. The premises presently has parking spaces for two automobiles. The appellant alleges that this parking is sufficient because the instructors at the school are usually trasit with the exception of two instructors and the students and they use public transportation or walk to the school.
7. The NCPC reviewed the subject application at its January 7, 1971 meeting and recommends APPROVAL (see exhibit 11).

Appeal No. 10614
July 9, 1971
Page 2

FINDINGS OF FACT CONT'D:

8. No opposition was registered at the Public Hearing as to the granting of this appeal.

OPINION:

We are of the opinion that the use of the premises as a school is not likely to become objectionable to neighboring property because of noise, traffic, number of students or other objectionable conditions.

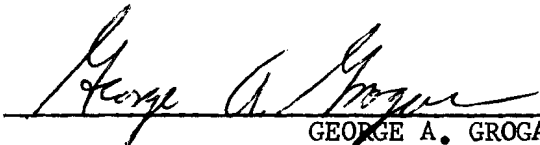
We are also of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

BY:



GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.
